108.0	0002	0033.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	808,800 / 808,800
					USE VALUE:	808,800 / 808,800
					ASSESSED:	808,800 / 808,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		TOMAHAWK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PATIENCE NICOLE D & DANIEL B
Owner 2:	
Owner 3:	
Street 1:	55 TOMAHAWK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MCGUIRE PAUL W JR/TRUSTEE -
Owner 2:	2015 PAUL W MCGUIRE TRUST -
Street 1:	55 TOMAHAWK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .19 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1961, having primarily Wood Shingle Exterior and 1872 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8287.000	340,800		468,000	808,800
Total Card	0.190	340,800		468,000	808,800
Total Parcel	0.190	340,800		468,000	808,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 432.05 | /Parcel: 432.05

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 69179

GIS Ref

GIS Ref

Insp Date 09/10/18

!8496!

PREVIOUS ASSESSMENT

Parcel ID: 108.0-0002-0033.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	340,800	0	8,287.	468,000	808,800		Year end	12/23/2021
2021	101	FV	340,800	0	8,287.	468,000	808,800		Year End Roll	12/10/2020
2020	101	FV	340,900	0	8,287.	468,000	808,900	808,900	Year End Roll	12/18/2019
2019	101	FV	282,600	0	8,287.	468,000	750,600	750,600	Year End Roll	1/3/2019
2018	101	FV	290,400	0	8,287.	401,200	691,600	691,600	Year End Roll	12/20/2017
2017	101	FV	290,400	0	8,287.	374,400	664,800	664,800	Year End Roll	1/3/2017
2016	101	FV	290,400	0	8,287.	320,900	611,300	611,300	Year End	1/4/2016
2015	101	FV	263,100	0	8,287.	287,500	550,600	550,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:26:05

LAST REV

Date	Time
10/21/21	09:26:35
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8496

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCGUIRE PAUL W	67653-283		7/20/2016		737,000	No	No		Paul W McGuire d.o.d. 4/10/2016 bk 67653 pg 2
MC GUIRE PAUL W	65078-403		3/19/2015	Convenience	99	No	No		Mary Patricia McGuire d.o.d 9/2/2009 bk 65078
	9884-121		1/1/1901	Family		No	No		Mary Patricia McGuire D.O.D. 9/2/2009. bk 650

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/2021	1013	Heat App	22,000	C				
4/9/2019	472	Alterati	100,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
9/10/2018	Inspected	PH	Patrick H
8/21/2018	MEAS&NOTICE	CC	Chris C
3/9/2017	SQ Returned	EMK	Ellen K
2/9/2009	Meas/Inspect	189	PATRIOT
10/27/1999	Meas/Inspect	256	PATRIOT
7/22/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	69179
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8287		Sq. Ft.	Site		0	70.	0.81	4									468,028						468,000	

Total AC/HA:	0.19024	Total SF/SM:	8287	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	468,028	Spl Credit		Total:	468,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	126.968
Other Features:	105157
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	418659
Depreciation:	77871
Depreciated Total:	340789

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

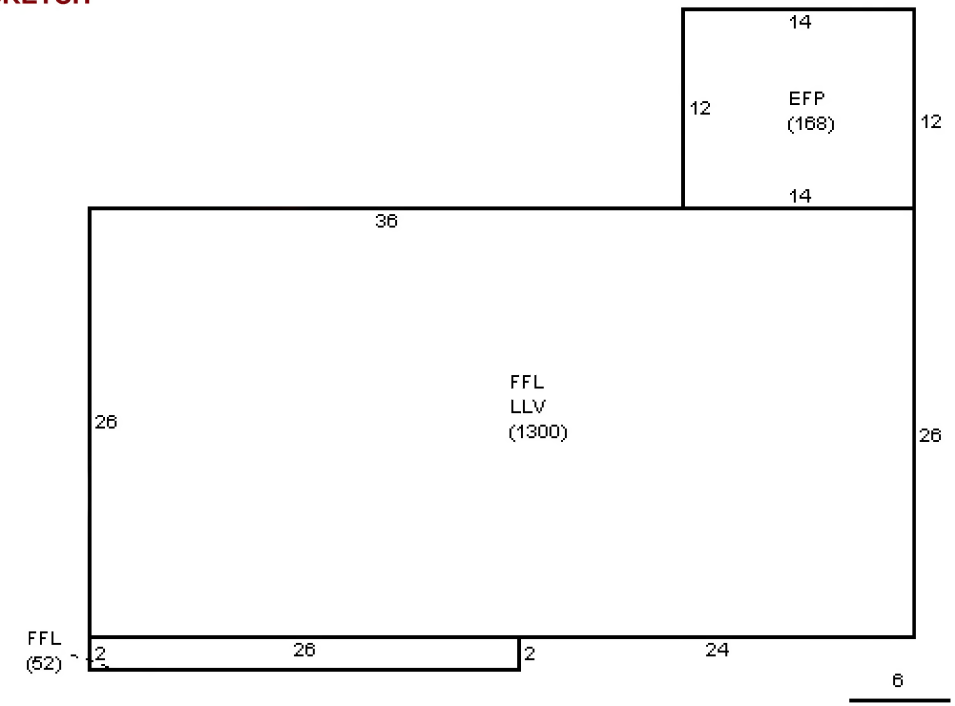
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	139.66
Special Features:	0	Val/Su Net:	120.85
Final Total:	340800	Val/Su SzAd	252.07

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,352	126.970	171,660
LLV	Lower Level	1,300	74.280	96,559
EFP	Enclos Porch	168	43.000	7,223

Net Sketched Area:	2,820	Total:	275,442
Size Ad	1352	Gross Area	2820	FinArea	1872
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	40	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

108.0-0002-0033.A

IMAGE

AssessPro Patriot Properties, Inc